131.0	0003	0020.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 824,900 / 824,900
					USE VALUE: 824,900 / 824,900
					ASSESSED: 824,900 / 824,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADTKE MARY ELLEN/ TRUSTEE
Owner 2:	12 GRAY STREET REALTY TRUST
Owner 3:	
Street 1:	12 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RADTKE MARY ELLEN -
Owner 2:	-
Street 1:	12 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,847 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1316 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7847.000	235,000		589,900	824,900
Total Card	0.180	235,000		589,900	824,900
Total Parcel	0.180	235,000		589,900	824,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.76 | /Parcel: 626.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	84651
GIS Ref	
GIS Ref	
Insp Date	11/22/08

!10275!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,000	0	7,847.	589,900	824,900	824,900	Year End Roll	12/18/2019
2019	101	FV	200,100	0	7,847.	622,600	822,700	822,700	Year End Roll	1/3/2019
2018	101	FV	200,100	0	7,847.	458,800	658,900	658,900	Year End Roll	12/20/2017
2017	101	FV	200,100	0	7,847.	439,100	639,200	639,200	Year End Roll	1/3/2017
2016	101	FV	200,100	0	7,847.	406,400	606,500	606,500	Year End	1/4/2016
2015	101	FV	188,800	0	7,847.	340,800	529,600	529,600	Year End Roll	12/11/2014
2014	101	FV	188,800	0	7,847.	332,900	521,700	521,700	Year End Roll	12/16/2013
2013	101	FV	188,800	0	7,847.	317,200	506,000	506,000		12/13/2012

PRINT

Date	Time
12/11/20	00:36:10

LAST REV

Date	Time
10/22/18	14:55:07
mmcmakin	
10275	

USER DEFINED

Prior Id # 1:	84651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADTKE MARY ELL	71588-331		9/7/2018	Convenience	1	No	No		
CANN BERTHA P/E	23833-145		10/29/1993		193,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1209	Re-Roof	10,925		8/25/2015			Strip and re-roof.
12/29/2010	2445	New Wind	15,528					REPL 10 WINDOWS
8/3/2005	696	Redo Kit	30,000	C		G7	GR FY07	&redo bth & 5 viny
6/11/1996	242	Manual	3,100					CONSTRUCT WALL

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2015	Permit Insp	PC	PHIL C
11/22/2008	Meas/Inspect	201	PATRIOT
12/9/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	243	PATRIOT
8/12/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7847		Sq. Ft.	Site		0	90.	0.84	10									589,872						589,900	

Total AC/HA: 0.18014 | Total SF/SM: 7847 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 589,872 | Spl Credit | Total: 589,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	82963
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288738
Depreciation:	53705
Depreciated Total:	235033

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

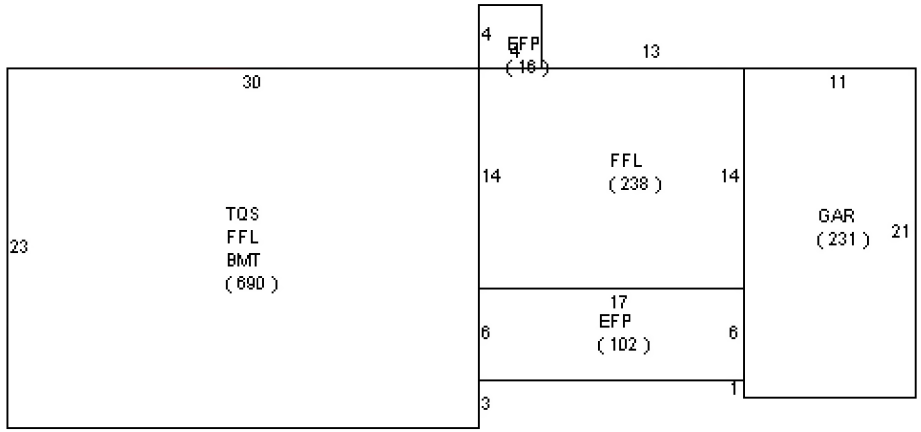
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	127.86
Final Total:	235000	Val/Su SzAd	178.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	141.740	131,531
TQS	3/4 Story	388	141.740	55,011
GAR	Garage	231	25.820	5,964
BMT	Basement	173	42.520	7,335
EFP	Enclos Porch	118	50.290	5,934

Net Sketched Area:	1,838			Total:	205,775
Size Ad	1316.125	Gross Are	2657	FinArea	1316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	25				
TQS	75				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	